

CITY OF VANCOUVERSPECIAL COUNCIL - JULY 18, 1972PUBLIC HEARING

A Special meeting of the Council of the City of Vancouver was held in the Council Chamber on Tuesday, July 18, 1972, at 2:00 p.m., for the purpose of holding a Public Hearing to amend the Zoning and Development By-law.

PRESENT: His Worship the Mayor (In the Chair)
Aldermen Adams, Bird, Broome, Linnell,
Phillips, Sweeney and Wilson

ABSENT: Alderman Calder
Alderman Hardwick
Alderman Rankin (Leave of Absence)

CLERK TO THE COUNCIL: R. Henry

MOVED by Ald. Sweeney,
SECONDED by Ald. Adams,

THAT this Council do resolve itself into Committee of the Whole, His Worship the Mayor in the Chair, to consider proposed amendments to the Zoning and Development By-law.

- CARRIED

Area Generally Bounded by King Edward Avenue,
Arbutus Street, Valley Drive, Eddington Drive
and Nanton Avenue

The City Council, on October 7, 1969, following a Public Hearing on the matter, passed the following motion:

"THAT the area known as the unsubdivided portion of D.L. 526 and Lot 1, Block 92, D.L. 526, bounded by King Edward Avenue, Arbutus Street, Normandy Private Hospital, Prince of Wales Secondary School site and Valley Drive, be rezoned from RS-1 One Family Dwelling District to a CD-1 Comprehensive Development District, subject to a scheme of development being submitted through the Director of Planning, for approval by Council".

The Board of Administration submitted a report to Council on April 10, 1972 on the revised scheme of development and a request to further amend the original application by adding two additional uses (personal care home and private hospital). The Council referred the requested amendment to this Public Hearing.

In the meantime the applicants, Marathon Realty submitted a revised scheme of development providing a public park of approximately 3½ acres and the re-location of some town house and apartment buildings.

It was noted that the zoning was RS-1 One Family Dwelling District and that the proposed zoning will be CD-1 Comprehensive Development District.

Following an explanation by the Deputy Director of Planning and Civic Development, the Council heard the following delegations:

(a) Arbutus Home Owners Association - Mr. J.J. Volrich

The Association made a number of proposals as outlined in a brief circulated such as:

cont'd....

Special Council (Public Hearing), July 18, 1972 2

Lands bounded generally by King Edward Avenue,
Arbutus Street, Valley and Eddington Drives
continued:

- (i) Building height adjoining arterial streets to be no more than 3 storeys
- (ii) One-half of the residential accommodation to be designed for families
- (iii) The amount of water area to be substantially reduced
- (iv) Minimized disruption during construction
- (v) Particular attention to safe pedestrian crossings on adjoining streets

(b) Citizens Council on Civic Development - Mr. H. Weinreich

Generally approving of the revised scheme of development

(c) Mrs. McKechnie

Commenting as to why construct a theatre and a medical dental building in the complex when there are like facilities in the immediate area.

(d) Representatives of Marathon Realty also addressed the Council.

On a question raised the Deputy Director of Planning and Civic Development advised the Council that the scheme did include two 6-storey buildings which were included in the original plans but had been omitted in error from the present current reports.

There being no further delegations it was,

MOVED by Ald. Broome,

THAT the application by Marathon Realty to amend the previously approved application by:

(i) adding the following uses after the use "Offices":

Personal Care Home
Private Hospital (Medical Services Only)

(ii) reducing the affected area by deleting Lot 1, Block 92, District Lot 526

be approved, subject to the following conditions:

- (a) The detailed scheme of development to be approved by the Technical Planning Board after consultation with the Design Panel on architectural design. The detailed scheme to be generally in accordance with the concept plan as submitted for Marathon Realty and stamped received 'City Planning Department - March 14, 1972'.

The Technical Planning Board, in considering the detailed scheme of development shall have regard to:-

- The landscaping and treatment of all open portions of the site being to a high standard, including the provision of substantial tree and shrub planting both throughout the site and within the off-street parking areas. Special regard to be given to the periphery of the site adjacent to the City Streets.
- The location of all on-site parking areas and the location, design and treatment of any proposed carports.

cont'd....

Special Council (Public Hearing), July 18, 1972 3

Lands bounded generally by King Edward Avenue,
Arbutus Street, Valley and Eddington Drives
continued:

- The provision, design and location of suitable off-street loading and unloading facilities.
 - The provision of suitably designed garbage collection facilities to serve the whole development.
 - The treatment of all roofs of buildings with special regard being given to any requested roof top equipment.
 - All site lighting including any desired illumination of the off-street parking area.
 - Signs and standards of desired advertising with all signs being compatible with residential environment and character of the area.
- (b) The gross floor space ratio for the site not to generally exceed 0.67 with the Personal Care Home/Private Hospital portion of the development not to generally exceed 0.45.
- (c) The number of required off-street parking spaces to be generally in accordance with the requirements of Section 12 of the Zoning and Development By-law together with such additional number of spaces for the Commercial portions of the development as are considered necessary by the Technical Planning Board on report from the City Engineer and the Director of Planning.
- (d) All points of vehicular ingress and egress to be subject to prior approval by the Technical Planning Board on advice from the City Engineer with there being no vehicular ingress or egress from that portion of Nanton Avenue west to Arbutus Street except for a truck service road to the Commercial facilities.
- (e) The easterly 17' of the site adjacent to the west side of Arbutus Street to be first dedicated to the City for Street widening purposes to achieve a 100' wide Arbutus Street.
- (f) All access, location and directional controls to the adjoining streets to be to the satisfaction of the City Engineer and the Director of Planning with arrangements being first completed by the developer to the satisfaction of the Corporation Counsel for payment of all costs of traffic control measures required for the movement of traffic related to this Comprehensive Development.
- (g) That any land requirements for public park or recreational purposes -- or alternate financial arrangements be first determined by the City Council on report from the Board of Parks and Public Recreation and the Director of Planning.

FURTHER THAT the 3.5 acre Linear Park concept be approved and the overall development concept be approved, subject to compliance to the following:

cont'd....

Lands bounded generally by King Edward Avenue,
Arbutus Street, Valley and Eddington Drives
continued:

- (a) The detailed scheme of development to be approved by the Technical Planning Board after consultation with the Design Panel on architectural design and the Vancouver City Planning Commission. The detailed scheme to be generally in accordance with the concept plan as submitted for Marathon Realty and stamped received 'City Planning Department - June 26, 1972.'

The Technical Planning Board, in considering the detailed scheme of development shall have regard to:

- The landscaping and treatment of all open portions of the site being to a high standard including the provision of substantial tree and shrub planting both throughout the site and within the off-street parking areas. Special regard be given to the periphery of the site adjacent to the City Streets.
 - The location of all on-site parking areas and the location, design and treatment of any proposed carports.
 - The provision, design and location of suitable off-street loading and unloading facilities.
 - The provision of suitable designed garbage collection facilities to serve the whole development.
 - The treatment of all roofs of buildings with special regard being given to any requested roof top equipment.
 - All site lighting including any desired illumination of the off-street parking area.
 - Signs and standards of desired advertising with all signs being compatible with residential environment and character of the area.
- (b) The gross floor space ratio for the site not to generally exceed 0.67 with the Personal Care Home/Private Hospital portion of the development not to generally exceed 0.45
- (c) The number of required off-street parking spaces to be generally in accordance with the requirements of Section 12 of the Zoning and Development By-law together with such additional number of spaces for the Commercial portions of the development as all considered necessary by the Technical Planning Board on report from the City Engineer and the Director of Planning.
- (d) All points of vehicular ingress and egress to be subject to prior approval by the Technical Planning Board on advice from the City Engineer with there being no vehicular ingress or egress from that portion of Nanton Avenue west to Arbutus Street except for a truck service road to the Commercial facilities.
- (e) The easterly 17' of the site adjacent to the west side of Arbutus Street to be first dedicated to the City for street widening purposes to achieve a 100' wide Arbutus Street.

cont'd....

Special Council (Public Hearing), July 18, 1972 5

Lands bounded generally by King Edward Avenue,
Arbutus Street, Valley and Eddington Drives
continued:

- (f) All access, location and directional controls to the adjoining streets to be to the satisfaction of the City Engineer and the Director of Planning with arrangements being first completed by the developer to the satisfaction of the the Corporation Counsel for payment of all costs of traffic control measures required for the movement of traffic related to this Comprehensive Development.

- (g) That details of the proposed public park development to be first approved by the Superintendant of Parks and Public Recreation and the Director of Planning and Civic Development

AND

An agreement to be first entered into to the satisfaction of the Corporation Counsel and the Superintendant of Parks and Public Recreation for the development of the public park by Marathon Realty

AND

The 3.5 acre public park to be first dedicated to the City of Vancouver and so registered in the Land Registry Office in accordance with the provisions of the Subdivision Control By-law.

FURTHER THAT at least one-half of the residential accommodation be designed for families.

- CARRIED

MOVED by Ald. Wilson,
THAT the Committee rise and report.

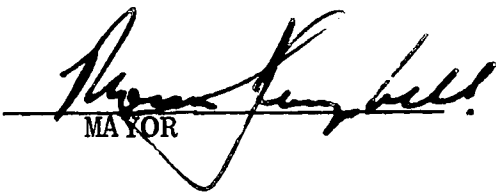
- CARRIED


MOVED by Ald. Linnell,
SECONDED by Ald. Wilson,
THAT the report of the Committee of the Whole be adopted, and the Corporation Counsel be instructed to prepare and bring in the necessary amendments to the Zoning and Development By-law.

- CARRIED

The Council adjourned at approximately 2:25 p.m.

The foregoing are Minutes of the Special Council meeting (Public Hearing), dated July 18, 1972, adopted on August 1, 1972.


MAYOR


CITY CLERK